

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
Program Progress:		PJs in State: 15					
% of Funds Committed	96.15 %	99.07 %	10	96.48 %	50	48	
% of Funds Disbursed	92.30 %	94.53 %	11	89.00 %	61	62	
Leveraging Ratio for Rental Activities	8.7	7.16	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	95.15 %	95.18 %	9	83.25 %	56	47	
% of Completed CHDO Disbursements to All CHDO Reservations***	82.76 %	79.47 %	7	70.99 %	70	68	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	96.59 %	93.05 %	6	81.75 %	91	88	
% of 0-30% AMI Renters to All Renters***	72.31 %	63.22 %	3	45.84 %	93	89	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.74 %	98.92 %	12	96.12 %	43	45	
Overall Ranking:			In State: 5 / 15		Nationally: 96 95		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,304	\$26,702		\$27,889	791 Units	30.50 %	
Homebuyer Unit	\$11,328	\$20,002		\$15,632	116 Units	4.50 %	
Homeowner-Rehab Unit	\$19,415	\$20,773		\$21,037	199 Units	7.70 %	
TBRA Unit	\$4,030	\$1,862		\$3,206	1,486 Units	57.30 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Spokane WA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:

State:*

National:**

Rental

Homebuyer

Homeowner

CHDO Operating Expenses:
(% of allocation)

PJ:

National Avg:

4.3

%

1.2

%

R.S. Means Cost Index: 0.99

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	78.5	85.3	88.4	73.7
Black/African American:	7.8	0.9	2.0	13.2
Asian:	1.5	1.7	0.5	1.3
American Indian/Alaska Native:	4.3	3.4	0.5	6.6
Native Hawaiian/Pacific Islander:	0.3	0.0	0.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	1.0	0.0
Asian and White:	0.1	0.0	0.5	0.0
Black/African American and White:	1.1	0.0	0.5	0.0
American Indian/Alaska Native and Black:	0.6	0.0	0.5	0.0
Other Multi Racial:	0.4	0.0	1.0	0.0
Asian/Pacific Islander:	0.6	0.9	0.5	1.3

ETHNICITY:

Hispanic	4.6	7.8	4.0	3.9
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HOUSEHOLD SIZE:

1 Person:	50.6	29.3	37.7	31.6
2 Persons:	18.5	18.1	22.6	18.4
3 Persons:	12.9	24.1	16.6	19.7
4 Persons:	9.6	15.5	13.6	15.8
5 Persons:	4.9	6.0	6.0	9.2
6 Persons:	1.5	0.9	2.5	3.9
7 Persons:	0.6	3.4	0.5	0.0
8 or more Persons:	1.4	2.6	0.5	1.3

HOUSEHOLD TYPE:

Single/Non-Elderly:	40.6	27.6	27.6	31.6
Elderly:	14.6	1.7	24.1	0.0
Related/Single Parent:	23.1	29.3	20.6	35.5
Related/Two Parent:	11.5	38.8	23.1	15.8
Other:	9.1	2.6	2.5	17.1

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.8	0.0 [#]
HOME TBRA:	0.8	
Other:	16.6	
No Assistance:	63.9	

of Section 504 Compliant Units / Completed Units Since 2001 269

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Spokane State: WA Group Rank: 96
 (Percentile)
 State Rank: 5 / 15 PJs Overall Rank: 95
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	95.15	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	82.76	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	96.59	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	98.74	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	1.27	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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